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**Final Community Relations Plan
Asbestos Dump Site
Millington, New Jersey**

**Prepared for:
U.S. Environmental Protection Agency**

**Contract: 68-W9-0003
Work Assignment: C02095
TES 6**



ALLIANCE
Technologies Corporation

ABD 001 2165

**COMMUNITY RELATIONS PLAN
ASBESTOS DUMP SITE
MILLINGTON, NEW JERSEY
COMMUNITY RELATIONS SUPPORT**

Prepared for

**U.S. ENVIRONMENTAL PROTECTION AGENCY
Emergency and Remedial Response Division
26 Federal Plaza
New York, New York 10278**

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RECYCLED PAPER



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**COMMUNITY RELATIONS PLAN
ASBESTOS DUMP SITE
MILLINGTON, NJ**

A. OVERVIEW OF COMMUNITY RELATIONS PLAN

This community relations plan has been developed to identify issues of community concern regarding the Asbestos Dump site (the "site") in Millington, New Jersey and to present suggested community relations activities to be conducted by the U.S. Environmental Protection Agency (EPA) during the Remedial Investigation and Feasibility Study (RI/FS) activities at this site. The community relations program outlined in this document is intended to keep local officials and residents informed of the investigations and provide opportunities for involvement in the process. EPA conducts community relations activities to ensure that the local public has input to the decisions about Superfund actions and is well informed about the progress of those actions.

The community relations plan is based on correspondence between EPA, local and state officials, and area residents who live in close proximity of the site, and on information contained in EPA site files. Community and site background information was compiled with the assistance of town officials and through reference to the literature cited at the end of this report.

Community interest in activities related to the Asbestos Dump site appears to be moderate to high. Residents in the immediate area are certainly concerned about the asbestos contamination on their properties. The community members that were interviewed want to be kept informed of the findings of the upcoming site investigation.

The following sections are presented in this Community Relations Plan which describe the site, key community concerns, and suggested community relations activities:

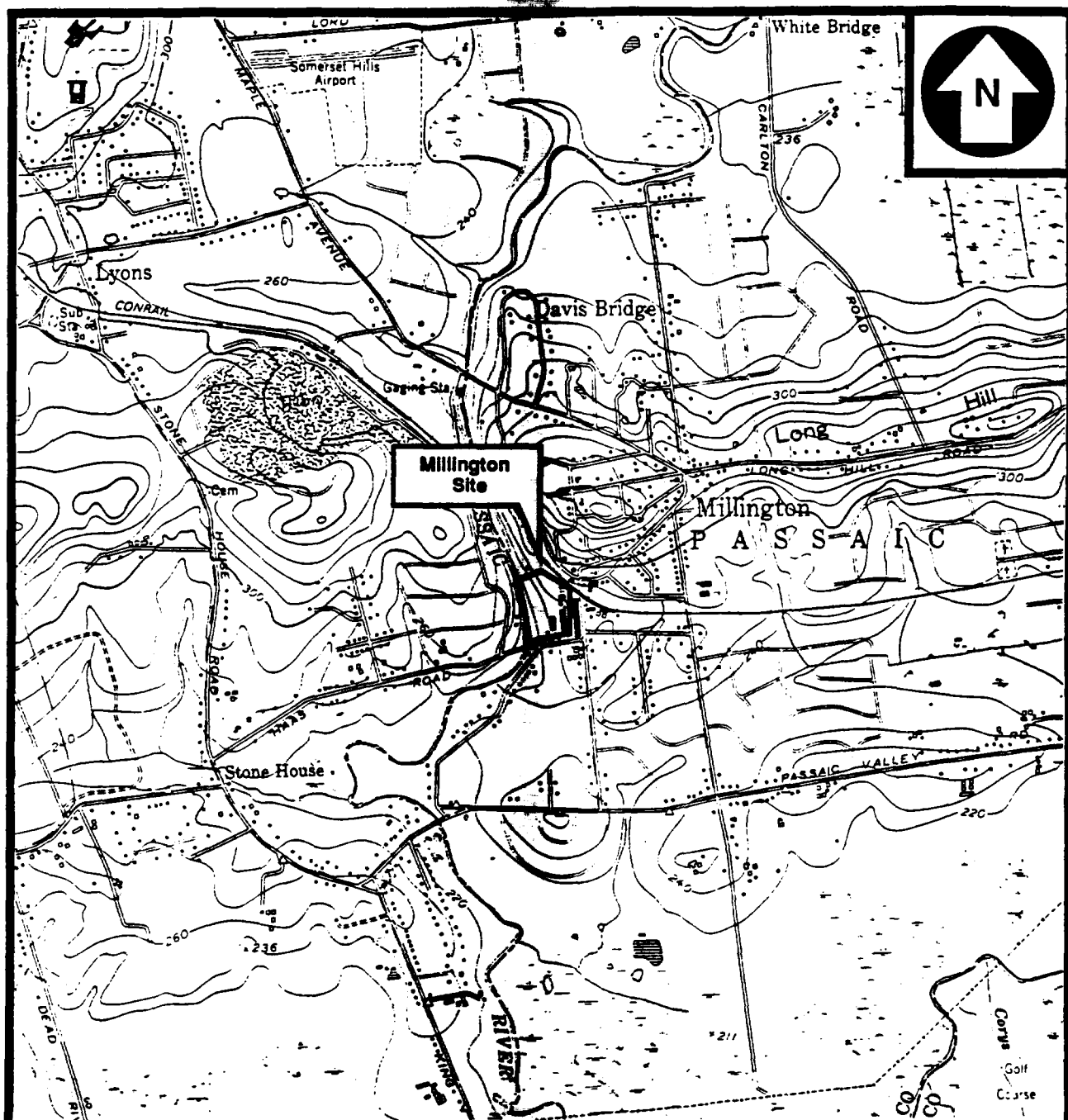
- Site Background;
- Community Background;
- Development of Community Relations Program;
- Appendix A: List of Officials, Key Contacts, and Interested Parties;
- Appendix B: Information Repositories and Suggested Meeting Locations; and
- Appendix C: Media Contacts.

B. SITE BACKGROUND

1. Site Description

The Asbestos Dump site is comprised of four properties located in southeastern Morris County, New Jersey (See Figures 1 and 2). These sites are next to or in close proximity to a former National Gypsum Plant in Millington, NJ. National Gypsum produced asbestos roofing and siding between 1955 and 1975 (Hart, 1987). The four properties consist of:

- the Millington site, located at 50 Division Avenue, where the former National Gypsum Plant was located;
- the Dietzman Tract located in the Great Swamp National Wildlife Refuge in Harding Township, New Jersey;
- the New Vernon Road site located at 257 New Vernon Road in Meyersville, New Jersey;
- the White Bridge Road site located at 651 White Bridge Road in Meyersville, New Jersey.



BASE MAP IS A PORTION OF THE FOLLOWING U.S.G.S. 7.5' SERIES QUADRANGLE(S):
 BERNARDSVILLE, NJ, 1954; PHOTOREVISED, 1981

0 1000 2000 3000 feet

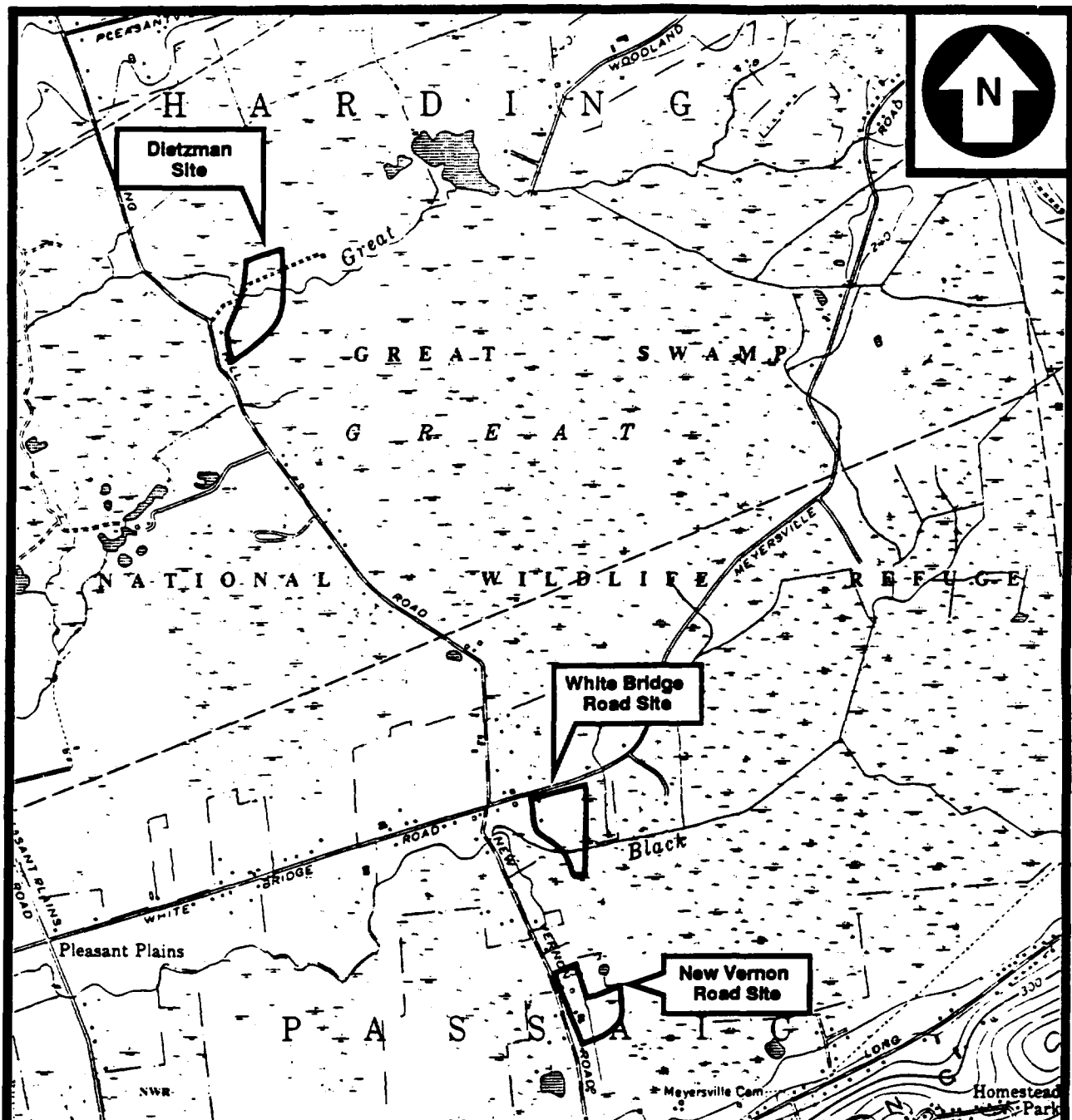


LOCATION MAP

MILLINGTON ASBESTOS DISPOSAL SITES
 MILLINGTON, NJ.



Figure 1.



BASE MAP IS A PORTION OF THE FOLLOWING U.S.G.S. 7.5' SERIES QUADRANGLE(S):
CHATHAM, NJ, 1955; PHOTOREVISED, 1981

0 1000 2000 3000 feet



QUADRANGLE LOCATION

LOCATION MAP

SATELLITE ASBESTOS DISPOSAL SITES,
MILLINGTON, NJ.



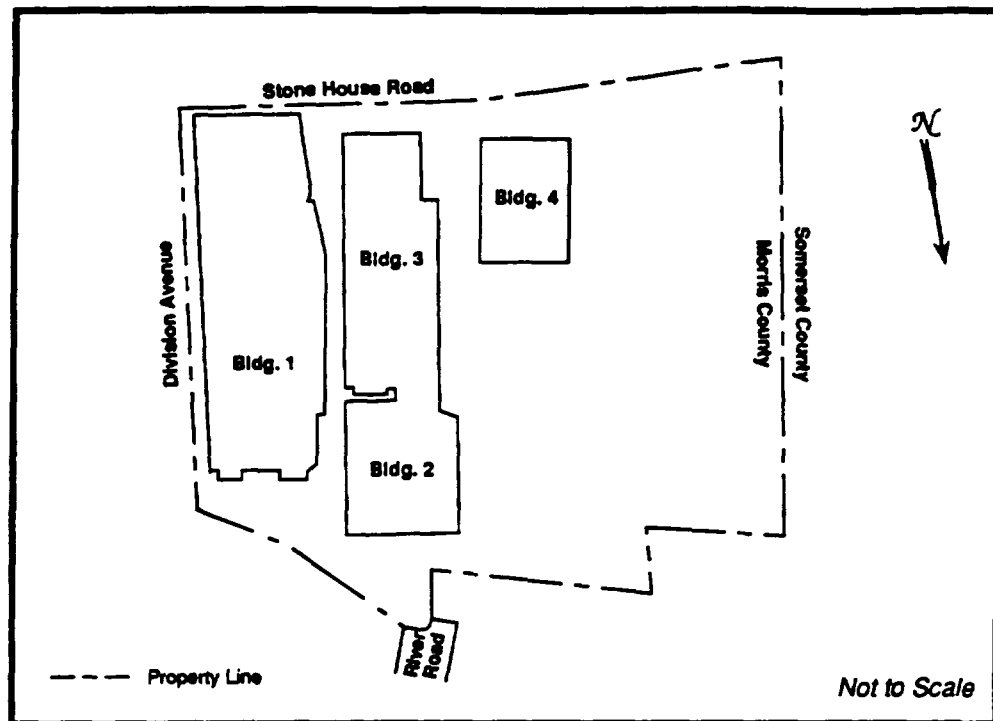
Figure 2.

These four properties are divided into **three** groups called "Operable Units" by the Environmental Protection Agency. The **Millington Site** represents the first operable unit (OU1). The New Vernon Road site and the White Bridge Road site make up the second operable unit (OU2). The **third operable unit (OU3)** consists of the Dietzman Tract. The second and third operable units have frequently been referred to as the "satellite sites" in previous studies (See Figures 3 and 4).

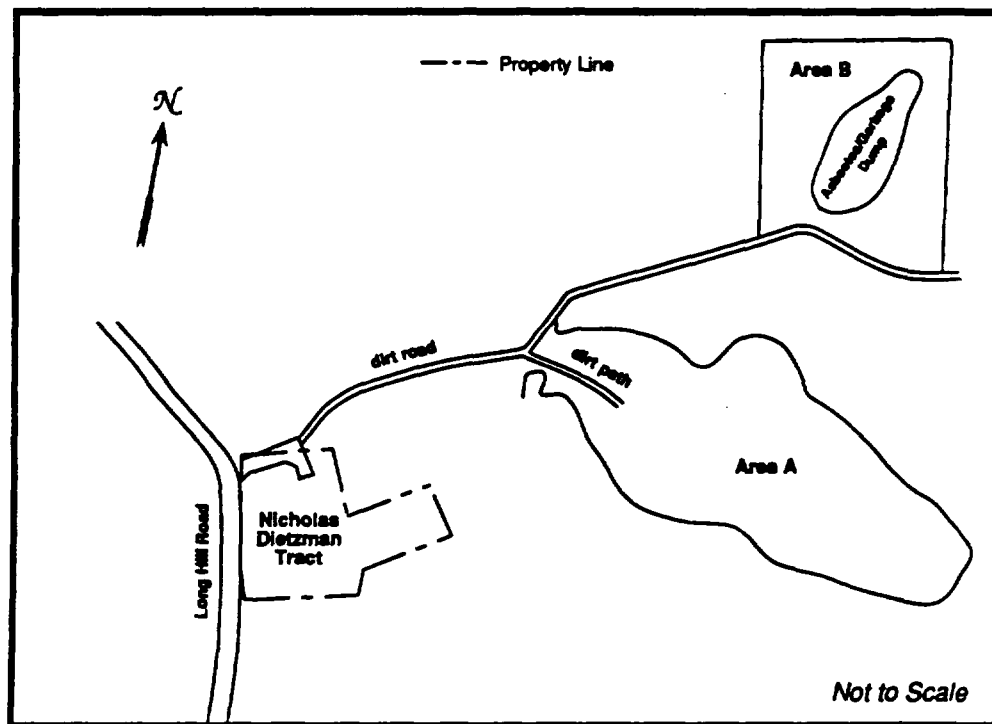
The Millington site is an 11-acre **commercial** property which was formerly the location of an asbestos manufacturing plant. The site is bounded on the west by the Passaic River, on the north by the Millington Train Station, and on the east and south by commercial property and private residences.

The former manufacturing facility was **owned** by National Gypsum and other previous manufacturers of asbestos. Asbestos manufacturing began at the Millington site in 1927 by a company called Asbestos, Limited. Ownership of the site was transferred to Smith Asbestos, Inc. in 1946 and to National Gypsum in 1953. In May 1975, National Gypsum closed the Millington plant. The land was transferred to TIFA, Ltd., who has since divided the land into smaller parcels that are presently leased to other manufacturing and service companies.

During the early years of the plant's operation, wastewater from the manufacturing process was released into settling ponds. The asbestos fibers were permitted to settle, and periodically the asbestos contaminated sediments from the pond were removed and transferred to an area adjacent to the pond and buried. Under the ownership of National Gypsum asbestos contaminated wastewater was contained so that most of the asbestos fibers could be captured for recycling. Asbestos waste that was not recycled consisted of broken siding and fibers. These wastes were transported by private

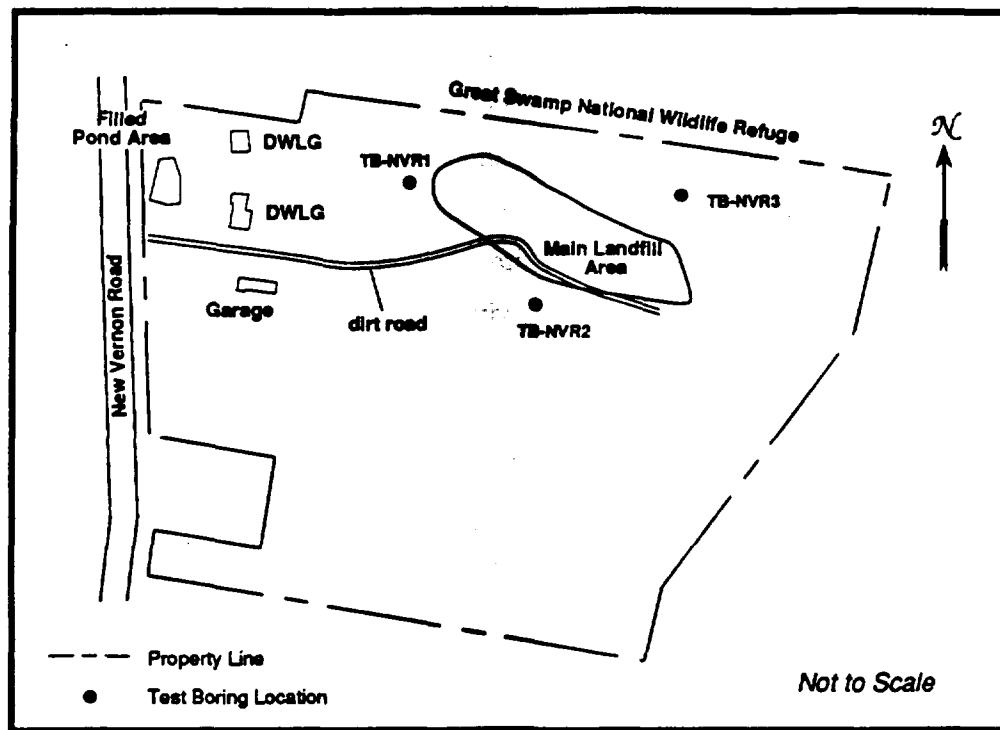


Millington Site

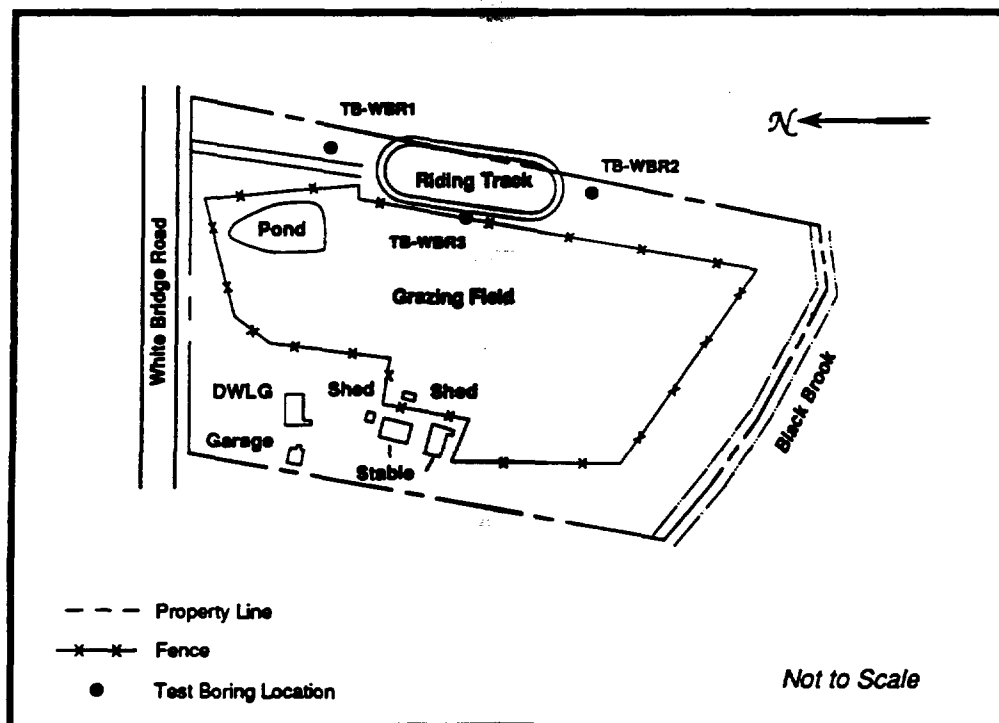


Dietzman Tract Site

Figure 3: Millington and Dietzman Tract Site Vicinity Maps



New Vernon Road Site



White Bridge Road Site

Figure 4: New Vernon Road and White Bridge Road Site Vicinity Maps

contractors or individuals to the satellite sites (New Vernon Road, White Bridge Road, and the Dietzman tract) for use as fill material (Hart, 1987).

The three satellite sites are located in close proximity to the Millington site. The Dietzman tract is located in the Great Swamp National Wildlife Refuge, approximately 4 miles northeast of the Millington site. This site was operated as an open dump in which asbestos products and fibers along with a variety of refuse were disposed (Hart, 1987).

The New Vernon Road site is a residential property located on approximately 30 acres of land on New Vernon Road in Meyersville, NJ. This site lies approximately one mile south of the Dietzman Tract. The site was used for corn and dairy production between 1945 and 1980. During the late 1960s, asbestos containing material from the National Gypsum Co. was accepted by the owners for use as fill material for small depressions on the property. These areas were later graded and seeded (Hart, 1987).

The White Bridge Road site is a residential property that is also located in Meyersville, NJ, approximately 300 yards north of the New Vernon Road site. This site consists of twelve acres of land that is bounded by White Bridge Road to the north, by the Great Swamp National Wildlife Refuge to the east and southeast, and by private residences to the north and west. This site was used for farming until 1969. From 1970 to 1975 asbestos tiles and siding from the National Gypsum Company were disposed on the property. The filled areas on this property were also graded and seeded when landfilling operations ceased. The property was then converted into a horse farm consisting of stables, a riding ring, and grazing fields (Hart, 1987).

In December 1982, the Asbestos Dump site was placed on the National Priorities List (NPL), a list of the nations most contaminated hazardous waste sites. Placement on the NPL makes the site eligible for federal action under the Comprehensive Environmental

Response Compensation, and Liabilities Act (CERCLA), commonly referred to as Superfund. In 1985, EPA entered into an **Administrative Order on Consent** with National Gypsum to conduct remedial investigations at the Millington site as well as at the satellite sites. The RI/FS of the Millington site was completed by National Gypsum in 1988. Following completion of the RI/FS, EPA completed the proposed plan which discussed their choice of remedial alternatives for the Millington site. In July 1988, the Proposed Plan was distributed to the public for comments. In September 1988, a Record of Decision (ROD) was signed by EPA. In 1990, EPA collected additional air, soil, and dust samples from the satellite sites. Based on the results of the sampling, the Agency for Toxic Substances and Disease Registry (ATSDR) issued a Health Advisory stating that the amounts of chrysotile asbestos in the soil at the satellite sites present a serious health threat to residents. Access to the sites was immediately restricted.

C. COMMUNITY BACKGROUND

1. Community Profile

The settlements of Millington and Meyersville are two of the five settlements that make up an area known as Passaic Township. The area was originally settled by colonists in the early 1700s. Land in the area was used primarily for farming. Eventually, blacksmith shops, inns, and mills were established. Of the mills, the Acme Harrow factory is said to have been the most successful. In the late 1800s the area became known as a vacationing spot for the wealthy citizens of Newark, New Jersey. In the late 1860s, mill buildings were constructed along the Passaic River in Millington but the mills gradually went out of business.

Presently, Passaic Township has approximately 7,000 residents. The area still supports small businesses but is primarily residential. Greater than 90 percent of the Township is

zoned for residential use. The local businesses are limited mainly to family run stores and shops. Small farms still exist in the area, but, in general, agriculturally generated revenue is low.

2. History of Community Involvement

Area residents attended a public meeting held by EPA to discuss findings of the RI, and the scope of the remedial activities. Local residents also submitted comments on the Proposed Plan developed for the Millington site.

At the two residential sites, White Bridge and New Vernon Road, there has been extensive Community Relations with the two families. Many one-on-one meetings have taken place to explain and discuss the removal operations as well as plans for the RI and Proposed Plan.

3. Key Community Concerns

Concern about the site appears to be increasing among local residents. Although the site has been on the NPL since 1982, interest in the site has only piqued within the last year. Recent newspaper articles discussing the dangers of asbestos have worried local residents. However, the main concerns appear to be related to the uncertainty of the extent of contamination, decrease in property values, and the potential for losing homes and businesses.

A summary of the key community concerns is presented below:

- **Decrease in Property Values.** Local residents are concerned that, with all the recent press about the asbestos hazards in the area, property values will decrease tremendously. Residents report that no one will presently buy houses in the area.
- **Long-term Health Monitoring.** Residents are concerned about the cost and necessity of long-term health monitoring.
- **Health Hazards of the Combined Sites.** Many citizens panicked when EPA stated that the site was an immediate threat to their health and compared the site to Love Canal during a public meeting. Nearby residents are concerned about the affect the asbestos may have on their health.
- **Inhabitants of Site Losing Their Homes.** The immediate residents, both those living at the satellite sites and those adjacent to the sites, are worried that they will be moved from their homes and forced to relocate. Residents stated that they are concerned that this may also result in the loss of jobs.
- **Inadequate Sampling.** Several individuals are concerned that EPA may be making a rash decision based on the relatively few samples collected. In addition, the owners of the horse stables stated that sampling in the early 1980s and in 1987 revealed that the asbestos contamination was minimal, but EPA's results indicated that the amounts of asbestos present were hazardous.
- **How to Characterize the Outdoor Air Concentrations if no Action Levels Exist.** The residents of the White Bridge Road satellite site commented that, since no levels of action for outdoor concentrations of asbestos have been documented, how can EPA conclude that the asbestos concentrations present are hazardous.

D. DEVELOPMENT OF THE COMMUNITY RELATIONS PROGRAM

1. Objectives

Interviews and discussions with local officials and residents revealed that there is a moderate to high desire to be kept informed of site activities. The community relations program is gauged according to the community's need for information, and its interest and willingness to participate in the remedial process. The community relations program provides a means to keep the entire community informed of major developments at the site and aware of opportunities for involvement in the Superfund process.

The community relations program has the following objectives:

- **Provide the public with accurate information to inform them of progress at the site.** It is important that the entire community be kept informed of the progress and major milestones of the site investigations and remedial activities. Information will be accurate, up-to-date, and understandable in order to maximize the credibility of EPA and other agencies involved in the program.
- **Educate community members about the Superfund process and the role of EPA.** The Millington and Meyersville communities want very much to understand the investigative process and the responsibilities of the various parties involved. Efforts will be made to describe the steps involved in the Superfund process and the criteria used to determine if and how the site should be remediated.
- **Support the interpretation of technical information.** Concise and easily-understood information will be made available to all residents and officials on the schedule of technical activities, their purpose, and their outcome. Community relations staff will attempt to identify special situations or concerns where more specialized information may be required or where certain types of information are needed by single individuals or groups (e.g., the various civic groups).

The community relations program will provide a means for interested residents, officials, and local environmental groups to interpret technical information when

necessary. (See discussion of the **Technical Assistance Grant** program in the next section.)

2. Techniques and Timing

EPA Superfund guidance requires certain community relations activities during the RI/FS. These include providing a public comment period on the RI/FS and Proposed Plan and preparing a responsiveness summary. Other activities are suggested based on the specific needs of the Millington and Meyersville communities. Those community members interviewed expressed a strong interest in being kept informed of site activities through the maintenance of an information repository, mailings, news releases, and public meetings.

Community relations activities for the Asbestos Dump site and the general time frame for their implementation are described below.

- **Establish and maintain information repositories.** Fact sheets, technical summaries, site reports (including the community relations plan), Superfund information, and other site-related material will be readily available to all interested parties. An information repository will be located at the Passaic Township Free Public Library. See Appendix C for addresses and hours of operation.

Timing: One information repository has already been established. The information repository will be maintained for the duration of Superfund remedial activities, and information will be added to it in a timely and continuous manner.

- **Establish information contacts.** The EPA site Remedial Project Manager and the Community Relations Coordinator will serve as information contacts throughout the Superfund investigations at the Asbestos Dump site. Ready access to these individuals will help to ensure that concerns and questions of officials, community groups, and residents are addressed effectively. Appendix A lists the names and telephone numbers of the two EPA information contacts.

Timing: Two contacts have already been designated. Their names and telephone numbers will be included in all mailings and news releases.

- **Maintain a site mailing list.** All interested officials, residents, community groups, responsible parties, and news media representatives will be included on a site mailing list. This list will be used to distribute fact sheets and other site-related information. The mailing list will be updated primarily on the basis of meeting sign-in sheets and communications with the information contacts mentioned above.

Timing: EPA has established a mailing list for the Asbestos Dump site. This mailing list will be continually updated.

- **Issue press releases and public notices.** Press releases will be issued to provide timely notification of project milestones and upcoming activities. The language in the press releases will be clear and concise to minimize the risk of misinterpretation. The appropriate media contacts for this purpose are listed in Appendix B.

Timing: Press releases will be issued at project milestones and for the announcement of significant findings or to announce meetings.

- **Prepare and distribute fact sheets.** Fact sheets will be issued to provide information about the Superfund program and activities at the Asbestos Dump site.

Timing: Fact sheets will be distributed periodically. They will be issued at milestones.

- **Hold public meetings.** Area residents clearly indicated that they would like to hold public meetings to discuss site activities. Any changes in public concerns and/or information needs may be monitored during these meetings. Audio-visual aids and face-to-face discussions facilitate the understanding of more complex technical issues. Suggested meeting locations are listed in Appendix C.

Timing: A meeting was held in August 1986 to discuss the findings of the Remedial Investigation at the site. A meeting will be held to present the results of the FS and the Proposed Plan for Operable Unit Two.

- **Allow a public comment period on the RI/FS and Proposed Plan.** EPA must provide a minimum of 30 days for public comment on the RI/FS and Proposed

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Plan. Oral and written comments provided during this period will be considered in the process of selecting cleanup alternatives for the Operable Unit.

Timing: The public comment period will follow preparation of the RI/FS and Proposed Plan during which time a public meeting will be held.

- **Prepare a Responsiveness Summary.** EPA will prepare a Responsiveness Summary which summarizes all comments and concerns submitted during the comment period on the RI/FS and the Proposed Plan, and EPA's responses to these comments. The Responsiveness Summary must accompany the Record of Decision for the site.

Timing: The Responsiveness Summary will be prepared following the public comment period on the RI/FS and Proposed Plan.

- **Revise the community relations plan.** This community relations plan will be revised, if necessary, following the RI/FS phase of site investigations. It may be necessary to conduct additional personal interviews to evaluate changes in community perceptions and concerns.

Timing: EPA will revise the community relations plan as necessary during the Remedial Design/Remedial Action phase of site activities.

E. REFERENCES

Fred C. Hart Associates, *Asbestos Disposal Sites Draft Remedial Investigation Report*, May 29, 1987.

Passaic Township Tercentenary Committee, *Passaic Township, a Short History Published in Connection with the New Jersey Tercentennial, 1664-1964*. 1985.

U.S. Environmental Protection Agency, *Community Relations in Superfund: A Handbook, Interim Version*, June 1988, EPA/540/G-88/002.

APPENDIX A

OFFICIALS, KEY CONTACTS, AND INTERESTED PARTIES

A. FEDERAL ELECTED OFFICIALS

1. Senator William Bradley (202) 224-3324
731 Hart Senate Office
Washington, DC 20510

Home Office: (609) 228-2815

Box 1031
Black Horse Pike and Whitman Drive
Turnersville, NJ 08012
2. Senator Frank Lautenberg (202) 224-4744
717 Hart Senate Office
Washington, DC 20510

Home Office: (609) 757-5353

Southern New Jersey Office
Suite 18, Barring Commons
208 White Horse Pike
Barrington, NJ 08077-1322
3. U.S. Congressman Richard Zimmer (202) 225-5801
510 Cannon House Office Building
Washington, DC 20515

Home Office: (201) 538-7267

1 Morris Street
Morristown, NJ 07960

B. U.S. ENVIRONMENTAL PROTECTION AGENCY OFFICIALS

1. Pamela Baxter (212) 264-5392
Remedial Project Manager
U.S. EPA Region II
26 Federal Plaza
New York, NY 10278
2. Patricia Seppi (212) 264-9369
Community Relations Coordinator
U.S. EPA Region II
26 Federal Plaza
New York, NY 10278

C. AGENCY FOR TOXIC SUBSTANCES AND DISEASE REGISTRY OFFICIALS

1. Mr. Arthur Block (212) 264-7662
Senior Representative ATSDR
26 Federal Plaza 31st floor
New York, NY 10278

D. STATE ELECTED OFFICIALS

1. Governor James J. Florio (609) 292-6000
State House
CN101
Trenton, NJ 08625
2. Senator John Ewing (908) 766-7757
District 16
75 Clairmont Road
Bernardsville, NJ 07924
3. Assemblyman John Penn (908) 526-3600
25 Maple Street
Somerville, NJ 08876
4. Assemblyman Walter Cavanaugh (201) 526-4222
District 16
76 N. Bridge Street
Somerville, NJ 08876

E. STATE AGENCIES

1. Grace Singer (609) 984-2990
New Jersey Department of Environmental Protection
401 East Street, CN 413
Trenton, NJ 08625
2. Jim Pasqualo (609) 633-2049
New Jersey Department of Public Health
210 S. Broad Street, 5th floor
Trenton, NJ 08625

F. LOCAL OFFICIALS

1. Mayor William Smullen (908) 647-8000
1802 Long Hill Road
Millington, NJ 07946
2. Deputy Mayor Richard Vandeusen (908) 647-8000
1802 Long Hill Road
Millington, NJ 07946
3. George Armenti, Jr. (908) 647-8000
Township Committeemen
1802 Long Hill Road
Millington, NJ 07946
4. Spiro Koutsogiannis (908) 647-8000
Township Committeemen
1802 Long Hill Road
Millington, NJ 07946
5. Alexander Zadrozny (908) 647-8000
1802 Long Hill Road
Millington, NJ 07946
6. Anita Manore (908) 647-8000
Town Clerk
1802 Long Hill Road
Millington, NJ 07946

7. Louis Pepe
Fire Chief
Sterling Fire Company
321 Somerset Street
Sterling, NJ 07980 (908) 647-9536
8. Mark Mecadon
Fire Chief
Millington Fire Company
1819 Long Hill Road
Millington, NJ 07946 (908) 647-8529
9. Robert J. Falzarano
Police Chief
264 Mercy Street
Sterling, NJ 07980 (908) 647-1927
10. Dr. Phillip Sciubba
Chairman of Board of Health
1802 Long Hill Road
Millington, NJ 07946 (908) 647-8000
11. Mark Whitt
Tax Assessor
1802 Long Hill Road
Millington, NJ 07946 (908) 647-8000
12. Maryann Nergaard
Chairman of Environmental Commission
1802 Long Hill Road
Millington, NJ 07946 (908) 580-0493
13. John Brown Assoc.
Chamber of Commerce
287 Morris Street
Sterling, NJ 07980 (908) 647-8000
14. Lynn Combs
Town Administrator
1802 Long Hill Road
Millington, NJ 07946 (908) 647-8000

LOCAL MEDIA

A. NEWSPAPERS

1. *The Echoes Centennial* (908) 766-3900
17 Morristown Road
Bernardsville, NJ 07924

Contact: Ruth Nelson
2. *The Courier* (800) 675-0298
1201 Route 22
Bridgewater, NJ 08807
3. *Daily Record* (201) 428-6200
629 Parsippany Road
Parsippany, NJ 07054

B. TELEVISION STATIONS

1. **CTEC Cable Systems** (800) 736-9996
Channel 8 (609) 921-0412
601 Ewing Street (FAX#) (609) 921-1916
Professional Park Building
Suite C-15
Princeton, NJ 08540

C. RADIO STATIONS

1. WKMB (908) 647-4400
1390 Valley Road
Sterling, NJ 07980

APPENDIX C

INFORMATION REPOSITORIES AND MEETING LOCATIONS

A. INFORMATION REPOSITORY

1. **Passaic Township Free Public Library**
91 Central Ave.
Sterling, NJ 07980

Hours of Operation: **Mon-Thurs** 10:00 a.m. - 9:00 p.m.
 Friday 10:00 a.m. - 5:00 p.m.
 Saturday 10:00 a.m. - 2:00 p.m.
 Closed Sundays in the summer
 (July and August)

Contact: **Catherine McErlean** **(908) 647-2088**

B. MEETING LOCATION

1. **Passaic Township**
Free Public Library
91 Central Avenue
Sterling, NJ 07980

Contact: **Catherine McErlean** **(908) 647-2088**

Capacity: **40**